


TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY
41 WEST STREET, CROMWELL, CT 06416

SPECIAL MEETING
5:30 WEDNESDAY, DECEMBER 7, 2022
TOWN COUNCIL CHAMBERS
CROMWELL TOWN HALL, 41 WEST STREET

AGENDA

1. Call to Order
2. Roll Call
3. Seating of Alternates:
4. Approval of Agenda:
5. Approval of Minutes:
 - a. November 2, 2022
8. Public Comments:
9. New Business:
 - a. 2023 Meeting Dates Calendar
10. Commissioner's Comments and Reports:
11. Adjourn

RECEIVED FOR RECORD
Dec 01, 2022 10:18A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT





TOWN OF CROMWELL
INLAND WETLANDS AND WATERCOURSES AGENCY
41 WEST STREET, CROMWELL, CT 06416

REGULAR MEETING
7:00 WEDNESDAY, NOVEMBER 2, 2022
TOWN COUNCIL CHAMBERS
CROMWELL TOWN HALL, 41 WEST STREET

Minutes and Record of Votes

Present: Chairman John Whitney, Vice Chairman Stacy Dabrowski, Joseph Corlis, Peter Omicioli, Robert Donohue, William Yeske, Wynn Muller

Also present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska

1. Call to Order

The meeting was called to order at 7:00pm by Chairman John Whitney.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates:

No alternates were seated.

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Nov 22, 2022 12:32P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

4. Approval of Agenda:

A motion was made by Wynn Muller and seconded by Peter Omicioli to approve the agenda. All were in favor; the motion passed.

5. Approval of Minutes:

a. October 5, 2022

A motion was made by Peter Omicioli and seconded by Joseph Corlis to approve the minutes of October 5, 2022. All were in favor; the motion passed.

6. Development Compliance Officer Report:

a. Status of On-going Project and Existing Cease and Desist Orders

Mr. Driska said there are no enforcements at the moment and his report is in the package if there are any questions.

7. Town Planner Report:

Mr. Popper said that the Planning and Zoning Commission approved the proposed mix use development at the former Lord Cromwell site last night. He said they will ask for a tax abatement and will go to EDC in November or December for their recommendation. He said they are hoping for a demolition before spring and then a 2-year build. Mr. Popper said the 6-lot subdivision approved by the IWWA at the October meeting will be in front of Planning and Zoning on November 15th and they will be looking at drainage carefully. He also said CrossRoads plaza has begun work on the renovation of the center.

8. Public Comments: none

9. New Business: Accept and Schedule New Applications:

10. Public Hearing:

a. Application #22-08: Request to conduct activities within the Inland Wetlands and the Upland Review Area to allow for the construction of a building at 80 Shunpike Road. Opportunity Real Estate Equities LLC is the Applicant and Margaret E. Chernook, Trustee is the Owner.

Mr. Popper read the Public Hearing legal notice for application #22-08 dated October 18, 2022.

A motion was made by Wynn Muller and seconded by Joseph Corlis to open the public hearing for application #2208. All were in favor; the motion passed

He said the Commission found that the proposed activities in the wetlands called for a public hearing. He said the activity in the wetlands is to connect to the sanitary sewer system.

Mr. Popper said the hearing tonight is regarding the impact to the Inland Wetlands and if it is approved tonight it will eventually be in front of the Planning and Zoning Commission (PZC). He said that PZC is the Commission that looks at traffic, design and the impact to the neighborhood as far as noise and light. Mr. Popper said those areas are under the purview of the Planning and Zoning Commission not the Inland Wetlands.

Mr. John Wagenblatt of LRC Group, 160 West Street, Cromwell described the location of the site and the surrounding properties. He noted that subject property is only a portion of the larger 31-acre parcel known as 162 West Street. Mr. Wagenblatt said this application is to construct a 2-story building on 4 acres of land and it will require a subdivision permit and public hearing since the parcel is currently 31 acres. He described the building, the parking and the utility connection through the regulated upland area.

Mr. Wagenblatt said the sanitary sewer line is in the eastern portion of the 4-acre lot and the wetlands have been flagged. He said there is an isolated pocket in the southern side of the 4-acre parcel. He said Shunpike Creek runs behind this parcel and there is mature forest and an abandoned foundation. Mr.

Wagenblatt said there will be a 24-foot driveway connecting to 80 Shunpike and they are proposing a 13,000 square foot building built in 2 phases. He said the site will require a retaining wall at the entrance and on the South and East side. He explained that the stormwater from the building roof will discharge to an underground chamber system and will be discharged to an isolated wetland pocket to the south of the parking area. Mr. Wagenblatt said the parking lot runoff will be managed by an above ground stormwater management area located on the east and be discharged to the isolated wetland pocket to the south of the parking area. Mr. Wagenblatt said the proposed wetland disturbance is necessary for the site to connect to the town sewer trunk line. He said the disturbance will be temporary and will be replaced to its original condition after the tie-in. He said we will mitigate it by planting wetland species in the stormwater management basin. Mr. Wagenblatt said the upland review area disturbance is required to meet the parking requirements and stormwater treatments.

Mr. Whitney asked if anyone in the public wanted to speak regarding this application.

Ken Thompson, 32 Highridge Road, Cromwell said he received a letter about a pipe being 100 feet away from his property. He asked what the red line was on the map.

Mr. Wagenblatt said you received a letter because we are dealing with the entire parcel right now and the red dots on the map are lot lines.

Sandra Cannata, 28 Highridge Road asked for Mr. Wagenblatt to show where 600 feet from her property was and Mr. Wagenblatt pointed to that area on the map. Mr. Driska showed the map and the details. Mr. Wagenblatt explained that they had to send a letter to anyone within 100 feet of the entire property. Ms. Cannata said we were told this land could never be developed. Mr. Popper said we have no control over what people told you when you purchased your home.

James Rude, 25 High Ridge Road asked how tall the retaining wall near the entrance would be and Mr. Wagenblatt said it will be between 5 and 8 feet. Mr. Rude asked how the water makes it way down the hill and Mr. Wagenblatt said it is the overflow which will help recharge and mitigate the wetland area. Mr. Rude asked how we can be sure it doesn't cause erosion and Mr. Wagenblatt said it will be designed to leave the property at the same rate as it does now. Mr. Popper said we evaluate stormwater management systems at the Planning and Zoning Commission. He said the Town Engineer will review that plan and it is not reviewed under this application. Mr. Rude asked why the sewer can't be tied into 80 Shunpike instead of disturbing the wetlands and Mr. Wagenblatt said this parcel is below the sewer line.

James Slippery, Soil Scientist , 401 Salem Turnpike, Bozrah, CT said regarding the sewer hookup we prefer it to be fed by gravity and that is the best management practice. He said the wetlands were already disturbed when the line was put in.

James Kerr, 10 Summer Brook Lane said the tree removal will basically be in my backyard and this impacts the wetlands. Mr. Wagenblatt said they will cut and prep 2.6 acres but it is not the wetland area. Mr. Kerr said the removal of the trees will impact his property. Mr. Popper said if this gets approved tonight and they go to the Planning and Zoning for a subdivision you can go to that meeting and request a buffer be put in the place of the trees that were cut. He said that Inland Wetlands does not have that authority. Mr. Kerr said that will not get enforced and Mr. Popper said that there is a way to enforce it if the site plan is approved that way.

A motion was made by Wynn Muller and seconded by Peter Omicioli to close the public hearing for application #22-08. All were in favor; the motion passed.

A motion was made by Wynn Muller and seconded by Peter Omicioli to approve application #22-08. All were in favor; the motion passed.

11. Commissioner's Comments and Reports:

Mr. Popper said there are no wetlands applications for the December meeting as of now.

Mr. Muller said he attended a CACIWC meeting and passed out the meeting notes.

Mr. Yeske asked if there have been any appeals from the last meeting and Mr. Popper said no.

Mr. Omicioli asked about the peer review and Mr. Popper said that is really just a way to show if the applicant followed good engineering practices or not. Mr. Omicioli said the applicant made changes based on the peer review so they complied with those findings. He said I don't understand how the application could be defeated.

Mr. Popper said a peer review is not designed to replace the commission; it only verifies they are operating on sound engineering principles. He said the peer review doesn't decide if the application should be approved or denied.

12. Adjourn

A motion was made by Wynn Muller and seconded by Peter Omicioli to adjourn at 8:12pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk

Memo

To: Town Clerk
From: Stuart B. Popper, Town Planner
Date: November 23, 2022
Re: Inland Wetland and Watercourses Agency Meeting Dates for 2023

The Inland Wetland and Watercourses Agency meetings will be held on the 1st Wednesday of the month at 7:00 p.m.

January 4, 2023

February 1, 2023

March 1, 2023

April 5, 2023

May 3, 2023

June 7, 2023

July 5, 2023

August 2, 2023

September 6, 2023

October 4, 2023

November 1, 2023

December 6, 2023